

MINUTES
OF THE
METROPOLITAN PLANNING COMMISSION

Date: March 20, 1997
Time: 1:00 p.m.
Place: Howard Auditorium

Roll Call

Present:

Gilbert N. Smith, Chairman
Arnett Bodenhamer
Councilmember Stewart Clifton
William Harbison
Janet Jernigan
William Manier

Absent:

Mayor Philip Bredesen
Ann Nielson
Stephen Smith
James Lawson

Others Present:

Executive Office:

Jeff Browning, Executive Director and Secretary
Carolyn Perry, Secretary II

Current Planning and Design Division:

Edward Owens, Planning Division Manager
Shawn Henry, Planner III
John Reid, Planner II
Douglas Delaney, Planner I
Charles Hiehle, Planning Technician II

Community Plans Division:

Jerry Fawcett, Planning Division Manager
Bob Eadler, Planner II
Debbie Frank, Planner I

Advance Planning and Research Division:

Jeff Lawrence, Planner III
Amy Pierce, Planner I

Others Present:

Rachel Allen, Legal Department
Jim Armstrong, Public Works

Chairman Smith Called the Meeting to order.

ADOPTION OF AGENDA

Mr. Owens announced updates to items 95P-002G (withdraw request to cancel a portion of the PUD), 97P-014U (change to 66 bedrooms), 97S-080U (amended to 9 lots), 97S-093U (withdrawn) and addition of item 96S-367U.

Mr. Bodenhamer moved and Ms. Jernigan seconded the motion, which unanimously passed, to adopt the agenda with the announced updates.

ANNOUNCEMENT OF DEFERRED ITEMS

At the beginning of the meeting, staff listed the deferred items as follows:

90P-013U	Deferred two weeks, by applicant.
96P-009U	Deferred two weeks, by applicant.
96S-382G	Deferred two weeks, by applicant.
97S-059U	Deferred indefinitely, by applicant.
97S-082G	Deferred two weeks, by applicant.

Mr. Bodenhamer moved and Ms. Jernigan seconded the motion, which unanimously passed, to defer the items listed above.

APPROVAL OF MINUTES

Mr. Manier moved and Ms. Jernigan seconded the motion, which unanimously passed, to approved the minutes of the meeting of March 6, 1997.

RECOGNITION OF COUNCILMEMBERS

Councilmember Willis McCallister spoke in favor of Proposal No. 97M-035U, John A. Merritt Boulevard Name Change.

Councilmember Leroy Hollis spoke in favor of Zone Change Proposal No. 97Z-029U located abutting the southeast corner of Nolensville Pike and Brewer Drive. He stated there were only eight residential sites between Old Hickory Boulevard and Thompson Lane.

Councilmember Vic Lineweaver asked the Commission to look closely at the effect the new zoning could have on property values and therefore property taxes.

ADOPTION OF CONSENT AGENDA

Mr. Harbison moved and Ms. Jernigan seconded the motion, which carried, to approve the following items on the consent agenda:

APPEAL CASES:

Appeal Case No. 97B-031U

Map 60-7, Parcel 12

Subarea 5 (1994)

District 4 (Majors)

A request for a conditional use permit under the provisions of Section 17.116.030 (Floodplain) as required by Section 17.124.030 to construct a 224 square foot connector between an existing garage and a residence in the RS10 District, on property abutting the west margin of Hillhurst Drive (.64 acres), requested by Grady Odom, appellant/owner.

Resolution No. 97-220

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-031U to the Board of Zoning Appeals:

The site plan complies with the conditional use criteria."

Appeal Case No. 97B-032U

Map 59-10, Parcel 201

Subarea 3 (1992)

District 2 (Black)

A request for a conditional use permit under the provisions of Section 17.116.030 (Floodplain) as required by Section 17.124.030 to construct a 340 square foot addition to an existing residence in the R10 District, on property abutting the south margin of Garrison Drive, approximately 150 feet east of Crouch Drive (.29 acres), requested by Jack Norton, for James H. McClain, owner.

Resolution No. 97-221

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-032U to the Board of Zoning Appeals:

The site plan complies with the conditional use criteria."

Appeal Case No. 97B-033U

Map 105-4, Parcels 326-329, 330, 332, 333, 335, 348,

350, 354, 355, 357-360, 375, 382, 386 and 391

Map 105-8, Parcels 139, 140, 3 and 7

Map 106-1, Parcels 73, 81, 83, 84, 87, 94-96, 113 and 114

Map 106-5, Parcels 2-13, 14, 15-17, 19-24, 26, 27, 34-36, 38-45,

101-104, 106 and 148

Subarea 11 (1993)

District 19 (Sloss)

A request for a conditional use permit under the provisions of Section 17.124.190 (Intermediate Impact) as required by Section 17.124.030 to establish a campus master plan within the MRO and CG District on

property abutting the south margin of Murfreesboro Pike at the northern terminus of Lester Avenue (37.16 acres), requested by Trevecca Nazarene College, appellant/owner.

Resolution No. 97-222

"BE IT RESOLVED that the Metropolitan Planning Commission offers the following recommendation for Appeal Case No. 97B-033U to the Board of Zoning Appeals:

The site plan complies with the conditional use criteria."

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 97Z-027G

Map 33, Part of Parcel 72

Subarea 3 (1992)

District 10 (Garrett)

A request to change from R20 District to R6 District certain property abutting the east margin of Old Dickerson Pike, approximately 400 feet south of Campbell Road (4.5 acres), requested by Richard Binkley, appellant/owner.

Resolution No. 97-223

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-027G is **APPROVED**:

This request falls within an area of residential "medium density" policy (4 to 9 dwelling units per acre) along this stretch of Dickerson Pike. The R6 District will implement this policy, and will encourage the transition of this area from marginal commercial uses to residential."

Zone Change Proposal No. 97Z-028U

Map 105-7, Parcels 24, 25 and 26

Subarea 11 (1993)

District 19 (Sloss)

A request to change from CG District to MUL District certain properties abutting the west margin of Fourth Avenue South and the northeast terminus of Little Hamilton Avenue (0.37 acres), requested by Hassan Eslami, appellant/owners.

Resolution No. 97-224

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-028U is **APPROVED**:

This property falls within "commercial arterial existing" policy (which calls for more intensive retail uses to locate at major intersections with smaller scale retail, offices, and apartments to locate in between major intersections) along the frontage of Fourth Avenue South. The MUL District will implement this policy, and will continue to fill out the MUL zoning pattern established to the west."

Zone Change Proposal No. 97Z-030G

Map 114, Parcels 50.1, 216, 232, 283, 284,

300 and Part of Parcels 48 and 50

Subarea 6 (1996)

District 23 (Crafton)

A request to change from R2a and R40 Districts to R20 District certain properties on the north margin of Charlotte Pike, approximately 300 feet southwest of Sawyer Brown Road (68.68 acres), requested by Mike Anderson, for 21st Century Partners, optionee.

Resolution No. 97-225

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-030G is **APPROVED**:

This property falls within Natural Conservation policy at the edge of an urban area in the Subarea 6 Plan. This property contains a wide valley with steep hillsides on the edges. The Natural Conservation policy recognizes the steep topography in the area and encourages cluster development on top of the hills or within the valleys to protect the hillsides within the Bellevue area. This policy calls for maximum densities of 4 dwelling units per acre if protection of the hillsides is accomplished.

This request is accompanied by a Residential Planned Unit Development. The density of the associated Residential Planned Unit Development is at 2 dwelling units per acre and is accomplishing the intent of the Natural Conservation policy by clustering development within the valleys of this property and leaving the hillsides as open space."

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 210-73-G

Deloitte and Touche
Map 97, Parcel 120
Subarea 14 (1996)
District 12 (Ponder)

A request to amend the preliminary plan of the Commercial (General) Planned Unit Development District, abutting the south margin of Interstate 40, approximately 600 feet east of Old Hickory Boulevard (17.93 acres), to permit the addition of 64,500 square feet of office space to the existing 85,500 square feet of office space, requested by Barge, Waggoner, Sumner and Cannon, for Deloitte and Touche, owner.

Resolution No. 97-226

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 210-73-G is given **CONDITIONAL APPROVAL AS AN AMENDMENT REQUIRING COUNCIL CONCURRENCE**. The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Approval by the Metropolitan Council."

Proposal No. 103-79-G

Riverfront Shopping Center
Map 53, Parcels 29, 111 and 112
Subarea 14 (1996)
District 11 (Wooden)

A request to revise the preliminary plan for the Commercial (General) Planned Unit Development District abutting the southwest margin of State Route 45, opposite Martingale Drive (3.30 acres), to create an additional out parcel and reconfigure two existing out parcels, requested by Waste Water Engineers, Inc., for Riverfront Limited Partnership, owner.

Resolution No. 97-227

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 103-79-G is given **CONDITIONAL APPROVAL**. The following condition applies:

Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

Proposal No. 111-79-G
Bell Forge Shopping Center
Map 163, Parcel 170
Subarea 13 (1991)
District 28 (Hall)

A request to revise the approved final site development plan of the Commercial (General) Planned Unit Development District abutting the west margin of Mt. View Road, opposite Bell Forge Lane, to permit the conversion of a 6,000 square foot retail outlet to a 6,975 square foot restaurant, requested by Thomas, Miller and Partners, for Payne Webber Qual. PI Property Fund Four LP, owners. (Deferred from meeting of 03/06/97).

Resolution No. 97-228

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 111-79-G is given **CONDITIONAL APPROVAL**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. The completion of an easement encroachment form as required by Metropolitan Public Works Department.”

Proposal No. 16-86-P
Hermitage Market Place (Walgreens)
Map 75, Parcels 168 and 169
Subarea 14 (1996)
District 12 (Ponder)

A request to revise a portion of the approved preliminary site development plan and for final approval for a phase of the Commercial (General) Planned Unit Development District located abutting the east margin of Old Hickory Boulevard, opposite Juarez Drive (1.62 acres), to permit the development of a 13,905 square foot retail drug facility and a 3,200 square foot restaurant, requested by Greenberg Farrow, for M & M Development Company, owners.

Resolution No. 97-229

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 16-86-P is given **CONDITIONAL APPROVAL**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

2. The recording of a revised subdivision plat.”

Proposal No. 89-87-P
Chateau Valley, Phase II
Map 70-3, Parcel 1
Map 59-15, Parcel 1
Subarea 3 (1992)
District 2 (Black)

A request to grant final approval for Phase II of the Residential Planned Unit Development District, abutting the eastern terminus of Stokers Lane, and the south margin of Moorman's Arm Road (6.59 acres), classified R20, to permit the development of 26 single-family lots, requested by Ragan-Smith and Associates, Inc., for Cumberland Builders, Inc., owner.

Resolution No. 97-230

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 89-87-P is given **CONDITIONAL APPROVAL**. The following conditions apply:

1. Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of public Works.
2. The recording of a final subdivision plat upon the posting of a bond for all road improvements as required by the Metropolitan Department of Public Works and all Water and Sewer Line extensions as required by the Metropolitan Department of Water Services.”

Proposal No. 90P-018U
Lot 2 at Nipper's Corner (Schlotzsky's Deli)
Map 161, Parcel 261
Subarea 12 (1991)
District 32 (Jenkins)

A request for final approval for a portion of the Commercial (General) Planned Unit Development District abutting the northeast corner of Old Hickory Boulevard and Edmondson Pike (0.76 acres), classified R20 and CSL, to permit the development of a 2,200 square foot restaurant, requested by Barge, Waggoner, Sumner and Cannon, for DMC Properties, LLC, owner.

Resolution No. 97-231

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 90P-018U is given **CONDITIONAL APPROVAL**. The following condition applies:

Written confirmation of final approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

Proposal No. 97P-011G
Westchase
Map 114, Parcels 50.1, 216, 283, 284, 300
and Part of Parcels 48, 50 and 232
Subarea 6 (1996)
District 23 (Crafton)

A request to grant preliminary approval for a new Residential Planned Unit Development District abutting the north margin of Charlotte Pike, approximately 300 feet southwest of Sawyer Brown Road (68.68 acres),

classified R2a and R40 and proposed for R20, to permit the development of 134 single-family lots, requested by Anderson-Delk and Associates, for 21st Century Partners, owner

Resolution No. 97-232

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-011G is given **CONDITIONAL APPROVAL**. The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Submittal and approval of a flood study for Overall Creek.
3. FEMA approval of the proposed road crossing of Overall Creek.
4. Lots 8, 9, 19, 20, 36, 37, 51, 52, 65-68, 114-116, 133 and 134 shall be designated as critical lots.”

Proposal No. 97P-012G

Williams Farm
Map 172, Parcel 22
Subarea 12 (1991)
District 32 (Jenkins)

A request to grant preliminary approval for a new Residential Planned Unit Development District abutting the southwest corner of Edmondson Pike and Old Smyrna Road (62.43 acres), classified R40, to permit the development of 124 single-family lots, requested by Anderson-Delk and Associates, Inc., for Radnor Development Corporation, owner.

Resolution No. 97-233

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-012G is given **CONDITIONAL APPROVAL**. The following condition applies:

1Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.”

SUBDIVISIONS:

Final Plats:

Subdivision No. 94S-266G

Lakeridge, Phase 4
Map 109, Part of Parcel 225
Subarea 14 (1996)
District 13 (French)

A request to create eight lots abutting the east margin of Wemberton Drive, approximately 120 feet north of Elm Hill Pike (2.4 acres), classified within the R10 and RS10 Districts, requested by B & P Developments, Inc., owner/developer, C. Michael Moran, surveyor.

Resolution No. 97-234

“BE IT RESOLVED by the Metropolitan Planning Commission that the Final plan of Subdivision No. 94S-266G, is granted **CONDITIONAL APPROVAL subject to posting a performance bond in the amount of \$64,300.00.”**

Subdivision No. 97S-078G

Montague Subdivision, Resubdivision of Lots 4-8
Map 52-5, Parcels 265-269
Subarea 4 (1993)
District 8 (Hart)

A request to reconfigure five lots into eight lots abutting the southeast margin of K-C Court, approximately 460 feet northeast of East Palestine Avenue (1.35 acres), classified within the R6 District, requested by Norman W. Ginsberg, trustee, owner/developer, Walter Davidson and Associates, surveyor.

Resolution No. 97-235

“BE IT RESOLVED by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-078G, is granted **APPROVAL.”**

Subdivision No. 97S-085U

Cumberland Nurseries, Blocks 23 and 24,
Resubdivision of Lots 84 and 85
Map 119-5, Parcels 302 and 303
Subarea 11 (1993)
District 16 (Graves)

A request to subdivide two lots into three lots abutting the northeast corner of Joyner Avenue and Burbank Avenue (.41 acres), classified within the R6 District, requested by Dale Nergenah, owner/developer, Land Surveying, Inc., surveyor.

Resolution No. 97-236

“BE IT RESOLVED by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-085U, is granted **APPROVAL.”**

Subdivision No. 97S-087U

Alexander-Beem Properties
Map 133-15, Parcel 129
Subarea 12 (1991)
District 26 (Arriola)

A request to subdivide one lot into two lots abutting the north margin of Welshwood Drive, approximately 150 feet west of Nolensville Pike (.50 acres), classified within the CS District, requested by Alexander-Beem Properties, owner/developer, Ragan-Smith Associates, Inc., surveyor.

Resolution No. 97-237

“BE IT RESOLVED by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-087U, is granted **APPROVAL.”**

Subdivision No. 97S-089U

Plan of Belair, Resubdivision of Part of Lot 23
Map 104-15, Parcel 351
Subarea 10 (1994)
District 18 (Clifton)

A request to subdivide one lot into two lots abutting the south margin of Westwood Avenue, approximately 250 feet east of Natchez Trace (.44 acres), classified within the R8 District, requested by JBC Partnership, owner/developer, John D. McCormick, surveyor.

Resolution No. 97-238

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-089U, is granted **APPROVAL**.”

Subdivision No. 97S-090G and 97S-091G

Chesney Glen, Sections 2 and 3

Map 87, Part of Parcel 10

Subarea 14 (1996)

District 12 (Ponder)

A request to create 30 lots (23 lots in Section 2, 7 lots in Section 3) abutting both margins of Glenboro Drive, approximately 110 feet northeast of Chesney Glen Drive (5.77 acres), classified within the R15 Residential PUD District, requested by Phillips Builders, Inc., owner/developer, Anderson-Delk and Associates, Inc., surveyor.

Resolution No. 97-239

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-090G and 97S-091G, is granted **CONDITIONAL APPROVAL subject to posting a performance in the amount as follows:**

Subdivision No. 97S-090G	\$32,500.00 (Section 2)
Subdivision No. 97S-091G	\$14,000.00 (Section 3).”

Subdivision No. 97S-092G

Stone Creek Park, Section 1B

Map 180, Parcels 39, 101 and Part of 5

Subarea 12 (1991)

District 31 (Alexander)

A request to create 11 lots abutting the northwest margin of Stone Run Drive and both margins of Holt Branch (5.21 acres), classified within the R20 Residential PUD District, requested by Gillespie Land Development, LLC, owner/developer, Anderson-Delk and Associates, surveyor.

Resolution No. 97-240

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-092G, is granted **CONDITIONAL APPROVAL subject to posting a performance in the amount of \$164,300.00.”**

ADDENDUM:

Subdivision No. 96S-367G

Meharry Medical College

Map 92-3, Parcels 296-307

Subarea 8 (1995)

District 19 (Sloss)

A request to consolidate 11 lots into one lot abutting the southwest corner of Albion Street and Dr. D. B. Todd Boulevard (2.02 acres), classified within the RM8 District, requested by Ragan-Smith and Associates, Inc., for Meharry Medical College, owner.

Resolution No. 97-241

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Final plan of Subdivision No. 96S-367G, is granted **APPROVAL**.”

Request for Bond Release:

Subdivision No. 94S-191G

Birkdale Place

South Harpeth Construction Company, Inc., principal

Located abutting the north margin of Baugh Road, approximately 22 feet east of Bellevue Road.

Resolution No. 97-242

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 94S-191G, Bond No. 94BD-114, Birkdale Place, in the amount of \$25,000, as requested."

Subdivision No. 95S-125U

Love Built Subdivision

Christ Church, principal

Located abutting the east terminus of Andrew Rucker Lane, opposite Thrible Springs Drive.

Resolution No. 97-243

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 95S-125U, Bond No. 95BD-016, Love Built Subdivision, in the amount of \$5,000, as requested."

MANDATORY REFERRALS:

Proposal No. 97M-035U

John A. Merritt Boulevard Name Changes

Maps 91, 92 and 81

Subarea 8 (1995)

District 21 (McCallister)

A mandatory referral from the Department of Public Works proposing to name the newly constructed John A. Merritt Boulevard bypass between Ed Temple Boulevard and 44th Avenue North "Dr. Walter S. Davis Boulevard, "to change the name of a segment of John A. Merritt Boulevard between 37th Avenue North and its dead end west of College Avenue to "John L. Driver Avenue," and to name an unnamed connector road between John A. Merritt Boulevard and 39th Avenue North to "39th Avenue North."

Resolution No. 97-244

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 97M-035U.

Proposal No. 97M-036U

Lindell Avenue Closure

Map 105-10

Subarea 11 (1993)

District 17 (Douglas)

A mandatory referral from the Department of Public Works proposing the closure of a portion of the right-of-way of Lindell Avenue, approximately 350 feet south of Wedgewood Avenue. (Easements are to be retained).

Resolution No. 97-245

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 97M-036U.

Proposal No. 97M-037U

Sixth and Church Underground Encroachments

Map 93-6-1

Subarea 9 (1991)

District 19 (Sloss)

A mandatory referral from the Department of Public Works proposing the construction of an underground parking facility which will encroach into the public right-of-way at the southeast quadrant of the intersection of Sixth Avenue North and Church Street, requested by Gerald A. Hogan, Barge, Waggoner, Sumner and Cannon, Inc., for Nashville Apartment Holdings, L.L.C., adjacent property owner.

Resolution No. 97-246

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** Proposal No. 97M-037U.

OTHER BUSINESS:

6. Consideration of an amendment to the 1996-1997 to 2001-2002 Capital Improvements Budget and Program for project 85BE001, Bus-Replacements.

Resolution No. 97-247

"BE IT RESOLVED by the Metropolitan Planning Commission that it **APPROVES** an Amendment to the 1996-2002 Capital Improvements Budget as follows:

I.D. No. 85BE001

Bus Replacements

Mandatory to Meet Safety Requirements

From:		
\$748,840	Proposed General Obligation Bonds	FY 1996-1997
To:		
\$3,298,000	Proposed General Obligation Bonds	FY 1996-1997"

This concluded the items on the consent agenda.

ZONE CHANGE PROPOSALS:

Zone Change Proposal No. 96Z-116U
 Council Bill No. 097-621
 Map 171, Parcels 94, 120, 121 and 139
 Subarea 12 (1991)
 District 32 (Jenkins)

A request to change from R40 District to R20 District certain property abutting the north margin of Cloverland Drive, opposite Cottonport Drive (48.35 acres), requested by Anderson-Delk and Associates, for Radnor Development Corporation, owner.

Proposal No. 96P-021U
 Council Bill No. 097-622
 Brownstone
 Map 171, Parcels 94, 120, 121 and 139
 Subarea 12 (1991)
 District 32 (Jenkins)

A referral from the Metro Council of a modified preliminary plan for a Residential Planned Unit Development District, abutting the north margin of Cloverland Drive, approximately 1,050 feet west of Edmondson Pike (48.35 acres), classified R40 and proposed for R20, to permit the development of 96 single-family lots, requested by Anderson-Delk and Associates, Inc., for Radnor Development Corporation, owner. (Approved by the Planning Commission 11/14/96).

Mr. Reid stated the Commission had previously approved this zone change and PUD two meetings ago, but the Councilmember has since referred this back to the Commission due to concerns about the adequacy of Cloverland Drive. The zoning of R20 is at the lower end of the policy range in this area, which is 2 to 4 dwelling units per acre, and that zoning is appropriate since Cloverland Drive does need to be upgraded. The PUD has also been referred back and the density of the PUD has been reduced from 2.3 dwelling units per acre to just under 2. The PUD will also implement the lower end of the policy range. Staff is still recommending approval of both of these items.

Ms. Jernigan moved and Mr. Manier seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-248

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 96Z-116U is **APPROVED:**

This request has been re-referred from Council along with an associated Residential Planned Unit Development (96P-021U) due to concerns about adequate infrastructure. This property is within residential "low-medium" density policy (2 to 4 dwelling units per acre) in the Subarea 12 Plan. Due to the deficiencies of Cloverland Drive, zoning at the lower end of this range is appropriate. The

emerging development pattern in this area is averaging just over 2 dwelling units per acre. The R20 District is at the lower end of the policy range at 2 dwelling units per acre and is consistent with the emerging development pattern in the area.”

“BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 96P-021U is given **CONDITIONAL APPROVAL**. The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. With any request for final approval the recording of a final subdivision plat upon the bonding of all road improvements as required by the Metropolitan Department of Public Works and of all water and sewer line extensions as required by the Metropolitan Department of Water Services.
3. The recording of boundary plat.
4. Compliance with the recommendation of the Traffic impact study, dated October, 1996, for the addition of a left turn lane on Cloverland Drive with any request for final approval.”

Zone Change Proposal No. 97Z-029U
Map 161-8, Parcels 51, 78 and 79
Subarea 12 (1991)
District 30 (Hollis)

A request to change from R10 District to CS District certain property abutting the southeast corner of Nolensville Pike and Brewer Drive (1.70 acres), requested by Mike Anderson, appellant, for Siroos Yazadian/Yazadian Construction Company, optionee.

Mr. Reid stated staff was recommending disapproval of this request because this was not the most appropriate type of commercial zoning to place at this location. The intent of the subarea plan is to focus the more large scale retail uses at the major intersection of Nolensville Pike and Bell Road to the south and also places Ocala Drive as the northern boundary of the node. Northward of Ocala Drive the subarea plan encourages a mixture of small scale retail, office and multi-family uses. Expanding CS zoning this far will encourage a retail strip pattern on Nolensville Pike and eliminate the opportunity to have a mixture of office, small retail and multi-family uses.

Mr. Mike Anderson stated the subarea plan adopted two weeks ago by the Commission, stated this could be commercial at the major intersections of Nolensville and Brewer Drive. This is at the corner of a major arterial and a collector street. Although the subarea plan states Ocala Drive should be the break point, in 1984 this Commission and the Council approved the lot to the north of Ocala Drive for commercial. Staff is suggesting MUL as a transition for three lots. As Councilmember Hollis pointed out there are only eight vacant lots all the way from the lot that is north of Ocala up to the Thompson Lane area that are not zoned commercial today. Under the new zoning ordinance, the uses permitted in MUL are identical to the uses and the floor area ratio that are permitted under CS today.

Councilmember Clifton asked if he was trying to put in commercial uses which might not be able to be put in if this were MUL under the new code.

Mr. Anderson said their intended uses would be compatible with the MUL zoning in the proposed code..

Mr. Browning stated the dispute was between the current MUL. Staff is recommending the current MUL, which is a lighter district than the proposed MUL.

Mr. Harbison stated Mr. Anderson made sense to him and that he did not understand why the policy would be against this if the uses are going to be the same under what the Commission is envisioning.

Mr. Reid stated that MUL would allow for a mixture of uses including residential whereas the CS would only allow commercial.

Mr. Harbison agreed it would permit that but the Commission needed to be realistic. They might not like strip commercial but that is what is in the area.

Councilmember Clifton moved and Ms. Jernigan seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-249

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-029U is **APPROVED:**

This property falls within “commercial arterial existing” policy (which calls for more intensive retail uses to locate at major intersections with smaller scale retail, offices, and apartments to locate in between major intersections) within the Subarea 12 Plan. The CS district is appropriate along the frontage of Nolensville Pike, and will allow for office and retail development.”

Zone Change Proposal No. 97Z-031U

Map 136, Parcel 80

Subarea 13 (1997)

District 29 (Holloway)

A request to change from AR2a District to R10 District certain property abutting the east margin of Old Anderson Road, approximately 990 feet south of Smith Springs Road (13.21 acres), requested by Rick Blackburn, appellant, for Oliver Singleton, Leon Singleton, executor, owner, Watercrest Townhomes, optionee.

Proposal No. 97P-015U

Watercrest Townhomes

Map 136, Parcel 80

Subarea 13 (1997)

District 29 (Holloway)

A request for preliminary approval for a Residential Planned Unit Development District located abutting the east margin of Old Anderson Road, 990 feet south of Smith Springs Road, classified AR2a and proposed for R10 (13.21 acres), to permit the development of a 94 unit multi-family complex, requested by Thomas and Miller, for Watercrest Townhomes, owners.

Mr. Delaney stated that the applicant for this proposal, as well as another PUD developer on this agenda, have worked together and agreed to solve the infrastructure deficiencies by providing a right turn lane at the Bell Road and Smith Springs Road intersection. That intersection was identified as operating at a level of service F. With the right turn lane improvement and other signalization improvements that will be undertaken by Metro Public Works, that intersection will be raised to a level of service D. Therefore, staff's infrastructure issue with this proposal has been alleviated.

There is still a density issue. The Subarea 13 Plan identifies this area as part of residential medium policy allowing four to nine dwelling units per acre. The text of the Subarea 13 Plan goes on to identify that the area surrounding the Smith Springs and Anderson Road intersection has developed at a density in the upper ranges of that policy, and as you move away from that intersection the density should be at the lower range of the four to nine dwelling units per acre range. The current proposal for 94 multi-family units is at a density of slightly over seven dwelling units per acre and staff feels that is too high of a density. Staff has looked at this site and has arrived at 6 dwelling units per acre as being the maximum density that should be

permitted. At a density of 6 dwelling units per acre this development could get a maximum of eighty units. The applicant has stated they would be willing to go down to eighty-four units.

Mr. Don Williams stated they originally submitted a request for 94 units at a density of 7.12 units per acre. He stated he considered 84 units at 6.36 units per acre and that would work well with the plan and is also in agreement with the subarea plan. He felt his request for 84 units is in accord with the Subarea 13 Plan and understood staff was comfortable with the request for 84 units.

Mr. Bodenhamer said he did not agree the infrastructure issue had been resolved because a right turn lane at Bell Road and Smith Springs Road may not move enough traffic. With the growth in that area and its continuance to grow, Smith Springs Road and other streets in the area may not be able to handle the traffic.

Chairman Smith asked Mr. Delaney what the four unit difference would do to the density.

Mr. Delaney stated that at 80 units the density would be 6 dwelling units per acre and 84 would raise it to 6.35.

Mr. Harbison asked what principal would be established with 6 units per acre.

Mr. Delaney stated staff was trying to use the proposed RM6 in the new zoning code as a basis for the 6 units per acre at that location.

Mr. Harbison said to him four units were not material to the density question.

Mr. Harbison moved and Mr. Manier seconded the motion, which carried with Mr. Bodenhamer in opposition, to approve the following resolution:

Resolution No. 97-250

"BE IT RESOLVED by the Metropolitan Planning Commission that Zone Change Proposal No. 97Z-031U is **APPROVED:**

The Subarea Plan supports densities in the range of 4 to 9 dwelling units per acre. The R10 district will accomplish this objective. This request is accompanied by a Residential Planned Unit Development (97P-015U). With the associated PUD, the applicant has offered to provide for street improvements in the area to compensate for the proposed development."

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-015U is given **CONDITIONAL APPROVAL FOR 84 DWELLING UNITS**. The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. With any request for final approval the recording of a final subdivision plat upon the posting of a bond for all road improvements as required by the Metropolitan Department of Public Works and all Water and Sewer line extensions as required by the Metropolitan Department of Water Services.
3. The recording of a boundary plat.
4. The developer has offered to construct a northbound right lane at the intersection of Bell Road and Smith Springs Road. Road construction plans for this improvement shall be submitted for review and approved prior to or concurrent with final PUD approval for the first section of this development. At the time of final approval for the first section of this development and prior to the issuance of any building permits, the turn lane shall be bonded and/or constructed.

5. Submittal of corrected plans reflecting a maximum of 84 dwelling units.”

Zone Change Proposal No. 97Z-032G

Map 128, Part of Parcel 140
Map 142, Part of Parcel 12
Subarea 6 (1996)
District 23 (Crafton)

A request to change from R15 District to OP District certain property 182 feet east of Sawyer Brown Road, and approximately 230 feet south of Esterbrook Drive (3.167 acres), requested by Roy Dale, appellant, for Jack Sells, owner.

Proposal No. 88P-034G (Public Hearing)

Bellevue Professional Park
Map 128, Part of Parcel 140
Map 142, Part of Parcel 12
Subarea 6 (1996)
District 23 (Crafton)

A request to cancel a portion of the Commercial (General) Planned Unit Development District 182 feet east of Sawyer Brown Road, and approximately 230 feet south of Esterbrook Drive, classified R15 and proposed for OP, to permit the development of a multi-family Residential Planned Unit Development (see PUD Proposal No. 97P-016G), requested by Dale and Associates, for Jack Sells, owner.

Proposal No. 97P-016G

Bellevue Condominiums
Map 128, Part of Parcel 140
Map 142, Part of Parcel 12
Subarea 6 (1996)
District 23 (Crafton)

A request for preliminary approval for a Residential Planned Unit Development District 182 feet east of Sawyer Brown Road, and approximately 230 feet south of Esterbrook Drive, classified R15 Commercial Planned Unit Development (3.167 acres), and proposed for OP, to permit a 50 unit residential condominium development, requested by Dale and Associates, for Jack Sells, owner.

Mr. Delaney stated the existing commercial PUD was approved for a bank and office facilities and was placed in this area to provide a logical transition between the Bellevue Mall and the residential low density properties to the east. Staff feels that either the office PUD that has been approved, as well as this residential multi-family development can provide a logical transition between the mall area and the low density residential. In the design of the original commercial PUD the proposed office buildings maintained a sixty foot setback from the rear and side boundaries, as well as provided a six foot high masonry fence and a dense landscaping buffer along the boundary between it and the residential. The original PUD identified one story structures and restrictive covenants were placed on the properties over and above the PUD.

The proposal for the residential PUD would call for one and two story condominiums that would be as close as thirty-five and twenty feet to the property line. In lieu of the six foot masonry fence, this proposal only calls for some dense landscaping as a buffer between it and the residential low density.

Again, staff feels the office or the multi-family residential would provide a good transition. The issue that remains is with the six foot high masonry fence. Staff feels this buffer is critical and would recommend approval of all three requests with the condition on a residential PUD that the six foot high masonry fence be left on the plans as a buffer.

Mr. Gaius Hill, Mr. George Johnson and Mr. Gary Brown spoke in favor of the project because of a need for housing in the price range of \$100,000, benefits to the community, economic stability for the owner.

Ms. Paula Underwood Winters, Mr. Danny Bates, Mr. Robert Levine, Mr. James Wilson, Mr. Eddie Hickerson, Ms. Linda Boser, Mr. Roger Linn, and Mr. John Paty spoke in opposition to this proposal and expressed concerns regarding excess traffic, ignoring zoning and deed restrictions, the two story height of the proposed buildings, parking and circulation issues contributing to unsafe conditions, depreciation of property value, invasion of privacy for abutting residential homes, water and sewer service problems, opposition to additional high density residential property in the area and inadequate building setbacks.

Mr. Joel Sullivan, with SouthTrust Bank, stated the bank had been referred to as being in the PUD and that the bank was undecided as to their position. They had been referred to as unopposed and that is untrue, were only brought into the matter about a week ago, and do not have all the facts to formulate a position in favor or in opposition. He stated he hoped any new development would be restricted to the height requirements in the PUD because obviously the bank was held to them when it was built.

Mr. Roy Dale stated the joint use drive for access to the property was always proposed that half of this drive was on the owners property and half of it on the existing office development. It was always intended to be a joint use access.

Mr. Manier moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to close the public hearing.

Ms. Jernigan asked staff to recap issues brought up regarding the access, water and sewer availability and to give some history of the contracts and agreements regarding restrictions.

Mr. Delaney stated the access would be a shared access with the existing office development and that access does run down the property line. Within the 28 day review cycle, Water Services has indicated there is adequate water and sewer capacity.

Mr. Owens stated there were agreements reached when the PUD was first approved in the vein of design commitments and restrictive covenants. Some of those agreements were actually attached to the PUD ordinance before it was passed on third reading. They dealt with such things as building height, height of out door lights and design and placement of garbage facilities. Staff position is that as long as the commercial PUD remains intact then those conditions remain attached to that PUD. Of course, what is being requested here, is to remove this one parcel from the commercial PUD.

Mr. Manier asked if the proposal to convert to residential is in violation of the restrictions.

Mr. Owens stated they were, certainly those restrictions that have to do with the building height.

Chairman Smith stated they could not construct two stories within the PUD itself.

Mr. Harbison stated the Commission would have to vote to cancel the portion of the PUD first.

Chairman Smith stated if the portion of the PUD were canceled, the land would revert to the R15, the base zoning. So changing the zoning to OP would be a separate issue.

Mr. Harbison stated he felt this was a logical suggestion and transition and would be in favor of the staff recommendation with the buffering to stay as it should be.

Mr. Manier stated he agreed with Mr. Harbison but said he felt with the objections from people who participated the Commission might have to honor the PUD.

Councilmember Clifton stated the traffic impacts concerned him but the multi-family proposal would have less actual impact than the office PUD. That is not the only issue and perhaps it would be well served to be deferred and further worked on.

Mr. Bodenhamer asked if there was any chance the proponents and opponents could reach any further compromise.

Mr. Roy Dale stated he wanted to make sure the Commission was aware that out of all these units there were probably no more than four or five that are two story.

Councilmember Clifton stated the Commission did not want to reopen the debate but that if the proponents were willing to continue to work on the problems.

Mr. Robert Levine stated there had been a community meeting Monday night. There were two votes taken that night and the first vote was from the homeowners represented there and they suggested this proposal be deferred. Councilmember Crafton then asked for votes from owners of the property who voted against the proposal. It was agreed at that meeting a deferral would take place today so everyone involved could get together and iron out the differences.

Councilmember Clifton moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to defer this matter for two weeks.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS:

Proposal No. 95P-002G (Public Hearing)

Heritage Meadows
Map 75, Parcel 55
Subarea 14 (1996)
District 12 (Ponder)

A request to amend the preliminary plan of the Residential Planned Unit Development District abutting the east margin of Andrew Jackson Parkway, approximately 300 feet northeast of Weber Road (45.66 acres), classified R10, and to permit the development of 146 single-family lots on the remaining area, requested by Larry J. McWhirter, for B & P Developments, Inc., owner.

Mr. Delaney stated this development will increase from 128 to 145 lots and the density will be slightly over three dwelling units per acre. That increase will actually be closer to the 4 to 9 dwelling units per acre that is called for in the residential medium policy in the Subarea 14. Staff is recommending approval of this amendment to the preliminary plan. Staff stated the public hearing was needed to deal with the removal of property from the PUD. However, the petitioner was withdrawing that request.

Councilmember Ponder endorsed the change in the plan.

Mr. Larry McWhirter stated he was present to answer any questions.

Ms. Jernigan moved and Mr. Manier seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution:

Resolution No. 97-251

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 95P-002G is given **CONDITIONAL APPROVAL AS AN AMENDMENT REQUIRING COUNCIL CONCURRENCE.** The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. Submittal and approval of a revised preliminary plan which details a PUD boundary incorporating the 2.25 acre area along Andrew Jackson Parkway, as was originally given preliminary approval.
3. Lots 36, 44-47, 78-93 and 134-143 shall be designated as critical lots.
4. Continued adherence to the conditions of approval as set out in the Commission's letter dated September 13, 1995."

Proposal No. 96P-022U
TN Teachers Credit Union
Map 103-10, Parcels 128 and 129
Subarea 7 (1994)
District 24 (Johns)

A request to grant preliminary approval for a Commercial (General) Planned Unit Development District abutting the west margin of White Bridge Pike, 310 feet north of Brookwood Place, classified OP and R10, to add an ATM machine and expand the parking area of the existing Teachers Credit Union, requested by Joseph Petrosky, for Tennessee Teacher's Credit Union, owners. (Deferred indefinitely by the Planning Commission 01/23/97).

Mr. Delaney stated this proposal was withdrawn from the January 23rd, 1997, agenda by the applicant. The Commission may recall that on two previous occasions the applicant has sought a zone change on this same property in order to expand their parking area onto the adjacent residentially zoned property. Prior to the second zone change request the existing residential structure on that property was removed.

The Subarea 7 Plan has the following language which gives written policy guidance for this portion of White Bridge Road. "It is important that this commercial concentration not expand along the frontage of White Bridge Road to form a commercial strip." The application of OP zoning was placed on this property as a land use transition between the general commercial and the residential. The primary role of this transitional zoning is to provide mutual compatibility between the residential on one side and the commercial on the other and thereby establish a land use stability. It is the intention of such zoning to prevent commercial creep rather than provide economic development along White Bridge Road. Staff feels this use of the PUD is yet another zoning attempt to expand the commercial land uses along White Bridge Road and is therefore recommending disapproval.

Mr. Delaney read a letter from Councilmember Horace Johns stating his support of the community's opposition to this proposal.

Mr. Joe Petrosky and Mr. Cecil Branstetter spoke in favor of the proposal and presented their site plan, a petition in favor of the project and a letter from the adjoining neighbor to the Commission. Mr. Branstetter stated the Commission could place restrictions on the property for a conditional use only by the Teachers Credit Union.

Mr. Pat Nolan and Mr. Bob Cooper spoke in support of the staff recommendation for disapproval. They presented a petition in opposition and expressed concerns regarding traffic, commercial expansion and property values reduction.

Mr. Harbison stated he felt this was a good proposal but the main concern was a precedent setting issue.

Chairman Smith asked if this were developed as a PUD would the Commission have the assurance that it would stay in the present form.

Mr. Owens stated that would be the assumption but the final plan would also have to be approved by the Commission.

Mr. Browning stated the staff's recommendation for disapproval is not based so much on staying consistent with the PUD. The greater concern on staff's part is finding a policy justification for putting anything in the commercial nature on this property.

Councilmember Clifton asked if this approval could be limited to this particular owner and use as requested.

Chairman Smith stated the Commission did not have the authority to place such restrictions.

Councilmember Clifton stated he felt this was probably not contrary to the General Plan but it was just bad policy. What the Commission does with a very sensitive area such as this one will set a precedent and it is not the Commission's call to make a business work better as they have outgrown the property.

Mr. Manier stated he was concerned about the fragile nature of the surrounding residential frontage being invaded. It is one of those situations where the line has been drawn toward Charlotte and back toward Harding Road and is a viable residential area. It is not declining and should be preserved and protected.

Mr. Manier moved and Ms. Jernigan seconded the motion, which carried with Mr. Harbison and Mr. Bodenhamer in opposition, to approve the following resolution:

Resolution No. 97-252

"BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 96P-022U is given **DISAPPROVAL:**

The Planning Commission has determined that the approval of this request would constitute an expansion of commercial land uses along White Bridge Road in a manner not consistent with the land use policies of the Subarea 7 Plan."

Proposal No. 97P-010U

Bayview Estates
Map 135, Part of Parcel 203
Map 136, Parcel 3
Subarea 13 (1997)
District 27 (Sontany)

A request to grant preliminary approval for a Residential Planned Unit Development District abutting the northern terminus of Harbor Lights Drive, 600 feet north of Smith Springs Road (28.08 acres), classified R10, to permit the development of 138 single-family lots, requested by Gresham, Smith and Partners, for Bayview Venture, owners. (Deferred from meeting of 03/06/97).

Mr. Delaney stated the only remaining issue with this proposal is related to the intersection of Bell Road and Smith Springs Road. As this was identified earlier with the PUD off Anderson and Smith Springs, the two developments have agreed to share proportionate costs of the right turn lane improvements at that intersection. Staff is recommending approval of this proposal.

Mr. Bodenhamer stated someone would have to convince him how this right turn lane off of Bell Road would carry all the traffic from the northeast side of Smith Springs and Anderson Road and what is the distance between the two sites.

Mr. Bob Murphy, with RPM and Associates stated he had done the traffic impact study for this project. The right turn lane improvement will end up enhancing the overall capacity of the intersection. It will

enable the operation of the intersection to be improved by reallocating green time to the approaches that need it the most, particularly in the afternoon peak period.

Mr. Manier moved and Mr. Harbison seconded the motion, which carried, with Mr. Bodenhamer in opposition, to approve the following resolution:

Resolution No. 97-253

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-010U is given **CONDITIONAL APPROVAL**. The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. The developer has offered to construct a northbound right turn lane at the intersection of Bell Road and Smith Springs Road. Road construction plans for this improvement shall be submitted for review and approval prior to or concurrent with final PUD approval for the first section of this development. At the time of final plat approval for the first section of this development and prior to the issuance of any building permits, the turn lane shall be bonded and/or constructed.”

Proposal No. 97P-013U

Arte’ PUD
Map 95-11, Parcel 190
Subarea 14 (1996)
District 15 (Dale)

A request to grant preliminary approval for a Commercial (General) Planned Unit Development District abutting the west margin of McGavock Pike, opposite Lakeland Drive (3.0 acres), classified RS10, to permit the development of a 98,000 square foot, 94 unit hotel, requested by Heibert and Associates, for Tarun Surti, owner.

Mr. Delaney reminded the Commission of a zone change proposal on this same property from RS10 to OP which was disapproved in November 1996. The determination at that time was made that this expansion would extend commercial zoning too far into the residential neighborhood. Single family homes exist on the northern boundary of this property and there is a mixture of residential parcels and single family homes, a church and a day care center across McGavock Pike. Staff feels this PUD is another zoning attempt to expand commercial zoning land uses along McGavock Pike and is therefore recommending disapproval.

Mr. Bodenhamer moved and Mr. Harbison seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-254

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-013U is given **DISAPPROVAL**:

The Planning Commission has determined that the proposed Commercial Planned Unit Development would extend Commercial Zoning too far into the Residential Neighborhood along McGavock Pike.”

Proposal No. 97P-014U

Hearthstone Assisted Living
Map 161, Parcels 55.01 and 187
Subarea 12 (1991)
District 32 (Jenkins)

A request to grant preliminary approval for a Residential Planned Unit Development District abutting the east margin of Edmondson Pike, approximately 650 feet north of Old Hickory Boulevard (4.17 acres), classified R10, to permit the development of a 42,000 square foot, 66 bedrooms of assisted living facility with central kitchen, requested by Gresham, Smith and Partners, for Hearthstone Assisted Living, owners.

Mr. Delaney stated the issue as identified in the staff report was density. A typical dwelling unit is identified as a unit that has a bedroom, kitchen and bathroom as its main components. An assisted living unit is classified as a rooming unit which has a bedroom and bath but shares a central kitchen. It has been a historical policy of both the Planning Commission and Board of Zoning Appeals that two of these assisted living or rooming units equate to one dwelling unit when calculating density. In this PUD application the applicant is requesting 66 bedrooms of assisted living units which equate to 33 dwelling units. At 33 dwelling units on a little over four acres the density for this proposal equates to 8 dwelling units per acre, which is in conformance with the residential medium policy of four to nine dwelling units for this area. Staff is now recommending approval.

Ms. Jernigan moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-255

“BE IT RESOLVED by the Metropolitan Planning Commission that Proposal No. 97P-014U is given **CONDITIONAL APPROVAL**. The following conditions apply:

1. Written confirmation of preliminary approval from the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. These 66 bedroom units, equating to 33 dwelling units, are approved without independent kitchens. (See Attachment A, on preliminary plan).”

SUBDIVISIONS:

Preliminary Plats:

Subdivision No. 96S-341G (Public Hearing)

Tree Haven
Map 164, Part of Parcel 37
Subarea 13 (1997)
District 29 (Holloway)

A request for preliminary approval for 160 lots abutting the north terminus of Asheford Trace, approximately 135 feet north of Murphywood Crossing (50.0 acres), classified within the RS8 District, requested by Co-op #3, Inc., owner, Parks-Harney Development Company, optionee, LT Construction and Development Corporation, surveyor. (Deferred from meeting of 03/06/97).

Mr. Henry stated this plan of subdivision included a collector street which will move northward through this property and back out to Murfreesboro Road. Staff is recommending conditional approval subject to the condition that prior to final plat application final approval will be obtained from Water Services for water supply to thirteen lots located above the 690 foot elevation by means other than grading. A second condition will be for pro rata contribution of \$20,085.00 for a turn lane construction at Mt. View Road.

Mr. Harold Mitchell, general partner of Co-op #3, asked the Commission for approval.

Mr. Bodenhamer moved and Mr. Manier seconded the motion, which carried unanimously, to close the public hearing and to approve the following resolution:

Resolution No. 97-256

“BE IT RESOLVED by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 96S-341G, is granted **CONDITIONAL APPROVAL subject to submittal with final plat application of approval from Metropolitan Water & Sewerage Services for water supply to 13 lots located at or above 690 feet elevation (by means other than grading), and receipt of payment made to Asheford Crossing developers in the amount of \$20,085.00 for pro-rata reimbursement for turn-lane construction at Mt. View Road and Apple Blossom Drive.”**

Subdivision No. 96S-395G (Public Hearing)

Spencer and Atchley Subdivision
Map 64, Parcel 18
Subarea 14 (1996)
District 11 (Wooden)

A request for preliminary approval for seven lots abutting the northeast corner of Shute Lane and Old Hickory Boulevard (6.65 acres), classified within the OG District, requested by Spencer and Atchley, L.L.I.C., owner/developer, Gresham, Smith and Partners, surveyor. (Deferred from meeting of 03/06/97).

Mr. Henry stated there had been reservation of right-of-way at the corner of Montchanin and Old Hickory for future realignment of that intersection and dedication of right-of-way for a future upgrade to Montchanin. Staff had also requested realignment of the proposed cal-de-sac to align with Deakwood Drive; currently it is offset thirty feet. The applicant has not provided that revision. The surveyor had removed reference to access to Old Hickory Boulevard but the owner does not wish for that to be removed and still intends to pursue some form of access onto Old Hickory Boulevard; therefore, the applicant is requesting an indefinite deferral.

No one was present to speak at the public hearing.

Mr. Harbison moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to leave the public hearing open and defer this matter indefinitely.

Subdivision No. 97S-080U (Public Hearing)

Hamilton Crossings Business Park
Map 149, Parcels 176, 197 and 313
Subarea 13 (1997)
District 28 (Hall)

A request for preliminary approval for 9 lots abutting the northwest corner of Hamilton Church Road and Murfreesboro Pike (37.01 acres), classified within the CS and CG Districts, requested by C.R.T. Hamilton Corporation, owner/developer, Walter Davidson and Associates, surveyor. (Deferred from meeting of 03/06/97).

Mr. Henry stated the subject property is separated from Hamilton Church Road by a small strip of land that runs all the way out to Murfreesboro Road, essentially a spite strip. The change in the plan, reducing from 10 lots to 9 lots involved the consolidation of two lots at the corner which restricted access to New Hamilton Crossings. The applicant has dedicated right-of-way along Murfreesboro Road. However, staff still does not have the participation by the spite strip owner as to this plan of subdivision. The two parties are in negotiations and the owner of the spite strip controls land on the southeast side of Hamilton Church. The issue is between roadway access and sewer access. Staff is recommending disapproval and the applicant is requesting an indefinite deferral.

No one was present to speak at the public hearing.

Mr. Harbison moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to leave the public hearing open and to defer this matter indefinitely.

Subdivision No. 97S-094U (Public Hearing)

Whispering Hills, Section 1

Resubdivision of Lots 3, 5 and 400

Map 147-10, Parcel 86

Subarea 12 (1991)

District 32 (Jenkins)

A request for preliminary approval for nine lots abutting the southeast corner of Edmondson Pike and Durrett Drive (3.8 acres), classified within the R10 District, requested by William H. Mayfield, owner, Bennie Gaddis, developer, Ragan-Smith Associates, Inc., surveyor.

Mr. Henry stated the applicant is requesting a variance to the maximum lot size provision for the remnant lot number nine because of the location of the existing house. Staff is recommending approval of that variance. Public Works has approved the drainage concept for the property. There are six critical lots due to the 15% slopes. Joint access driveways are being provided along Edmondson Pike and Durrett Drive. Staff is recommending approval.

Mr. Roy Jackson spoke in favor of the proposal and asked for the Commission's approval.

Mr. Larry Chambers, an area resident, spoke in opposition and stated he had lived in the flood plain for twenty-seven years and expressed concerns regarding present flooding and increased flooding which may be caused by the new development.

Mr. Roger Fuqua, with Regan-Smith Associates, spoke in favor of the project and stated he would work with the Public Works Department if there was any increased flooding problem, but that project should not make the flooding any worse.

Mr. Harbison moved and Ms. Jernigan Seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution:

Resolution No. 97-257

"BE IT RESOLVED by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-094U, is granted **APPROVAL.**"

Subdivision No. 97S-096G (Public Hearing)

Fillmore Place

Map 42-8, Parcel 18

Subarea 4 (1993)

District 3 (Nollner)

A request for preliminary approval for six lots abutting the north margin of Nesbitt Lane, approximately 215 feet east of Grayland Drive (2.82 acres), classified within the R10 District, requested by W. J. and Cleo Fillmore, owners/developers, Ragan-Smith-Associates, Inc., surveyor.

Mr. Henry stated Public Works had recommending approval and are now accommodating drainage from the south side of this property toward Campbell Road and the developer is providing easements for that drainage. Staff is recommending approval of this preliminary plan of subdivision.

No one was present to speak at the public hearing.

Mr. Bodenhamer moved and Ms. Jernigan seconded the motion, which carried unanimously, to close the public hearing and approve the following resolution:

Resolution No. 97-258

“**BE IT RESOLVED** by the Metropolitan Planning Commission that the Preliminary plan of Subdivision No. 97S-096G, is granted **APPROVAL.**”

Final Plats:

Subdivision No. 97S-051U

Corrine Place, Resubdivision of Lots 143 and 144

Map 105-16, Parcels 67 and 68

Subarea 11 (1993)

District 16 (Graves)

A request to consolidate two lots into one lot abutting the east margin of Dunn Avenue, approximately 100 feet north of Napoleon Avenue (.37 acres), classified within the CG District, requested by Associated Central Tennessee Contractors, owner/developer, Jesse E. Walker, surveyor. (Deferred from meeting of 03/06/97).

Mr. Henry stated the petitioner is attempting to consolidate two lots owned by him into one lot through the replatting process in order to accommodate a new building. In the process of surveying the property to prepare the plat, it was discovered that a building on the adjacent property is encroaching onto the petitioner's property by about 2.5 feet. Since the petitioner wishes to construct his building adjacent to the one encroaching his property, it is necessary to resolve the encroachment problem prior to issuance of building permits. The encroachment problem can be solved through the platting process if the petitioner and the adjacent property owner can agree on a means by which to transfer the 2.5 feet of property where the building is encroaching. However, the two property owners cannot reach agreement on how to solve the encroachment. Failure to resolve that problem is delaying the petitioner's ability to complete the lot consolidation he is seeking.

The petitioner's solution to the dilemma is to propose removing the 2.5 foot area of encroachment from the property he is attempting to consolidate. By this means, the petitioner alleges the Commission can approve the consolidation of his remaining property. The 2.5 foot wide strip created by the plat requested can be dealt with as a separate matter. Staff is recommending disapproval of this approach. The creation of the 2.5 foot wide strip, as a lot, is in violation of the subdivision regulations. It would create a lot which is not usable. Staff suggested a better solution would be to receive a variance to the side setback requirements from the Board of Zoning Appeals, which would allow the applicant to go forward with his building construction prior to resolving the 2.5 foot encroachment problem.

Mr. Harrison Johnson, Jr. and Mr. Jesse Walker spoke in favor of the proposal and asked the Commission to consider the circumstances and approve the proposal for the two foot lot variance.

Mr. Browning stated he felt a variance may have to be given somewhere here but may be better to seek a variance to the setback from the BZA. The effect will be to have the two buildings butting up against each other. The concern with the Commission granting a two foot wide lot is that it will create a spite strip.

Mr. Harbison stated this was a real problem and should be handled in the court, which would probably treat this as a forced sale but would probably not make him tear the building down.

Mr. John R. Chapman, property owner, stated he did not want Mr. Gurley to have to tear his building down and that he had on several occasions tried to negotiate the issue with Mr. Gurley. Mr. Chapman said he had bought this property in September with intentions of building a 100 foot wide building, a zero lot line building on this property. The proper channels were followed to accomplish these feats. The intention is to

join the 2 ½ foot lot to Mr. Gurley's deed but he can not do that until compensation has been made for the loss of the use of his property. He asked the Commission to create the 2 ½ foot lot for him and Mr. Gurley to bargain over.

Mr. Harbison stated he understood their problem, but the Commission had a problem with creating a 2 ½ foot lot and advised Mr. Chapman to go ahead and change the property line and then he would not have a lot with an encroachment on it.

Ms. Rachel Allen, Metro Legal Department, stated she had looked into this issue and advised the Commission this would be creating an illegal lot and that they should follow staff's recommendation and disapprove.

Mr. Harbison moved and Mr. Manier seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-259

“BE IT RESOLVED by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-051U, is **DISAPPROVED** since the proposed final plat leaves a 2 foot strip of land unaccounted for, thus creating by default an illegal “lot” that does not satisfy the minimum requirement (Subdivision Regulation 2-4.2.A.)”

Subdivision No. 97S-071U
12 Oaks Apartments
Map 81-16, Parcel 493
Map 92-4, Parcels 101 and 102
Subarea 8 (1995)
District 19 (Sloss)

A request to consolidate three and one-half lots into one lot abutting the southwest corner of Phillips Street and 12th Avenue North (.64 acres), classified within the RM8 District, requested by the Metropolitan Development and Housing Agency, owner/developer, Ernest Davis, surveyor. (Deferred from meeting of 03/06/97).

Mr. Henry stated this property had a north/south alley running through it which was abandoned by Metro Council, thus allowing the consolidation of these properties. However, the plat also attempts to include within the platting process one half of an adjacent lot, leaving the remaining 33 feet of the lot as a non-conforming lot with less than the 50 feet of frontage required by the subdivision regulations.

Mr. Henry stated the solution would be to incorporate the entire area owned by MDHA and the adjacent property owner into the platting process. Through this means all lots would meet all subdivision regulations.

Mr. Manier Moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-260

“BE IT RESOLVED by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-071U, is **DISAPPROVED** since the plat vacates only one-half of a previously platted lot, therefore leaving a remnant substandard lot with less than the minimum street frontage of 50 feet (Subdivision Regulation 2-4.2.A.)”

Subdivision No. 97S-097U
Giddish Subdivision

Map 103-8, Parcels 88 and 291
Subarea 7 (1994)
District 24 (Johns)

A request to reconfigure two lots abutting the south margin of Murphy Road, opposite 42nd Avenue North (1.24 acres), classified within the R6 District, requested by Christie Giddish, owner/developer, John Kohl and Company, surveyor.

Mr. Henry stated this consisted of two existing lots, one of which is currently L-shaped with more width in the rear than in the front of the lot. This plat is transferring ownership of the wider rear portion from lot 2 to the adjacent lot 1. Whereas lot 2 is barely wide enough in its frontage to meet the 4 to 1 ratio requirement, the narrower lot 1 will not be able to meet this provision with the greater depth. Mr. Henry stated a variance to this provision would be in order and recommended approval of the replat.

Mr. Bodenhamer moved and Mr. Harbison seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-261

“BE IT RESOLVED by the Metropolitan Planning Commission that the Final plan of Subdivision No. 97S-097U, is granted **APPROVAL with a variance to Subdivision Regulation 2-4.2E.**”

Request for Bond Release:

Subdivision No. 89P-022U
Melrose Shopping Center
Land Trust Corporation, principal

Located abutting the west margin of Franklin Pike, between Gale Lane and Kirkwood Avenue.

Subdivision No. 95S-241U
Melrose Shopping Center, Resubdivision of lot 9
Land Trust Corporation, principal

Located abutting the east margin of Vaulx Lane, approximately 224 feet south of Kirkwood Avenue.

Mr. Henry stated these two items deal with two pieces of property adjoining one another.

One bond pertains to the commercial PUD where Kroger is located and required landscaping to be installed at locations where there were gaps in the existing landscaping along the west border of the commercial property. Kroger now has control of that bond and has installed landscaping along its periphery consistent with the landscape plan, and staff is recommending release of that bond.

The second bond pertains to six residential lots on Vaulx Lane which were required to install landscaping along a 25 foot easement and to retain existing landscaping.. The bond was required to ensure installation of the additional landscaping. The additional landscaping has been installed as required, thus fulfilling the terms of performance.

The difficulty is the contractors who are now building the residential homes have gone into the existing landscaped area and have removed and destroyed existing landscaping which was required by the subdivision plat to remain. Staff feels this is a codes violation rather than a violation of the bond agreement, since maintaining the existing landscaping was not a requirement of the bond. The Department of Codes Administration is willing to pursue the developers and contractors involved in the residential construction. They are willing to withhold the use and occupancy permit of the homes under construction until the

developer plants material in that area where landscaping was to be preserved. Staff recommends releasing these two developers of the obligations under their performance bond and rely on the Codes Administration Department to enforce the other condition.

Mr. Harbison stated the Commission was obligated to release the bond because they have performed their agreement and this is unrelated as to whether they have encroached into some other area.

Mr. Harbison moved and Mr. Manier seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-262

"BE IT RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 89P-022U, Bond No. 93BD-056, Melrose Shopping Center, in the amount of \$6,700, as requested."

"BE IT FURTHER RESOLVED by the Metropolitan Planning Commission that it hereby **APPROVES** the request for release of a performance bond for Subdivision No. 95S-241U, Bond No. 95BD-081, Melrose Shopping Center, Resub. of Lot 9 (Vaulx Lane), in the amount of \$2,200, as requested."

OTHER BUSINESS:

1. Consideration of new Bond Application Form, Performance Agreement and revised application forms for preliminary and final plats.

Mr. Henry stated staff was asking the Commission to approve a new Bond Application Form, Performance Agreement and revised application forms for preliminary and final plats.

The new Bond Application Form will help the staff be more efficient in the processing of bond applications.

The Performance Agreement has been revised by Metro Legal and essentially provides more accurate information regarding the developer, principal's obligations for the performance agreement and it also lists the remedies available to the Planning Commission in the event of default.

The Preliminary and Final Plat Application forms have been revised. The staff requested that an additional element be included in these forms - a purpose statement for the developers to fill out when subdivision plans are filed to state specifically the purpose of the subdivision application. Mr. Henry stated the purpose of a plat often was not clear, and sometimes required considerable research just to determine the intent of the application.

Mr. Henry stated these forms were presented to the Middle Tennessee Association of Professional Surveyors last week and were well received.

Chairman Smith asked if the sidewalk requirements were included in the new information.

Mr. Henry stated staff would like to add a statement on the Final Plat that the surveyors would show, for reference purposes only, the locations of sidewalks.

Mr. Harbison moved and Ms. Jernigan seconded the motion, which carried unanimously to approve the following resolution:

Resolution No. 97-263

“BE IT RESOLVED by the Metropolitan Planning Commission that it approves the revised forms for Bond Applications, Performance Agreements and Preliminary and Final Plats.”

2. Employee contracts for Jacqueline Blue, Douglas Delaney and Jennifer Uken.

Mr. Bodenhamer moved and Ms. Jernigan seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-264

“BE IT RESOLVED by the Metropolitan Planning Commission that it approves employee contracts for one year, April 1, 1997 to April 1, 1998, for Jacqueline Blue, Douglas Delaney and Jennifer Uken.”

4. Subarea 12 Plan: 1996 Update. (Deferred from meeting of 03/06/97).

Ms. Debbie Frank stated a public hearing was held at the last Planning Commission meeting for the Commission to consider adoption of the Subarea 12 Plan 1996 Update. At that time staff presented the final draft of the plan. Comments were heard from the community regarding the updated plan and two of the three unresolved areas. The public hearing was closed with the adoption of residential low-medium density policy for the portion of Area 1 that lies south of Old Hickory Boulevard. Residential medium-high density policy was adopted for the portion of the area that lies north of Old Hickory Boulevard, with the provision that density at the higher end of the policy range should be directed to the west adjacent to the office concentration policy, and density at the lower end of the policy range should be directed to the east adjacent to the existing town house development.

Action on the remaining unresolved areas, areas 2 and 3, along with the rest of the plan was deferred until today's meeting. From the information provided at the public hearing the Commission was uncertain of the actual magnitude of the physical constraints identified by the community that would limit area 2 from developing residentially. As a result the Commission chose to defer area 2 in order to receive more information from staff. Staff was instructed to examine the merits of the physical constraints and provide the Commission with the information.

Ms. Frank pointed out the general location of area 2, which fronts on both sides of Bell Road at and around the intersection of Bell Road and Old Hickory Boulevard and Benzing Road to where Whittamore Branch crosses Bell Road. The community had indicated that the presence of TVA lines, steep topography, shallow lot depth, the flood plain of Whittamore Branch, inadequate sewers, high volumes of traffic and the area's nearness to an auto salvage yard were major liabilities to residential development in this area. They believe the only potential for this area to develop is commercially. Staff has examined the physical constraints identified by the community and have concluded that the area has some limitations to developing. However, those physical constraints would not limit residential development under the residential medium density policy. Further, many of the limitations cited would be no more severe for residential development than they would be for commercial development.

Chairman Smith stated he liked the staff's presentation but felt the neighbors would like to see that area policed differently for some relief for them. However, he could also see the danger of that thoroughfare becoming strip commercial and that would defeat the purpose of the nodal concept.

Mr. Harbison stated that is not what the Commission has been trying to do and agreed with Chairman Smith regarding the staff recommendation.

Mr. Bodenhamer asked if there could be something done with the text like what was done in the Subarea 13 Update for the area around Benzing Road. There should be some leeway in the plan that the Commission could consider a change.

Mr. Fawcett stated that the purpose of the commercial node is that it is a neighborhood scale node and serves the immediate needs of the area and has size limitations. Once you go beyond that you are really not using it for that purpose, you have a different purpose and you have that other purpose being met already at Nolensville Road and Old Hickory Boulevard.

Mr. Harbison moved and Mr. Manier seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-265

BE IT RESOLVED by the Metropolitan Planning Commission that it hereby adopts Residential Medium (RM) density policy for Area 2A of the Subarea 12 Plan: 1996 Update that lies north and south of Bell Road at and around the intersection of Bell Road and Old Hickory Boulevard/Benzing Road and eastward to where Whittemore Branch crosses Bell Road.

Ms. Frank stated area 3 is located south of Mill Creek, west of Turkey Creek and down to the Williamson County and Rutherford County lines. It is a rural area and considered under utilized. The community supports low density policy and see themselves as a community of acreage tracts and farms and would like to continue as such to the greatest extent possible. Staff is recommending continuing the low-medium density policy as adopted in the original plan. This area is suitable for urban development and sewers are going in along Mill Creek and urbanization is occurring around this area. However, staff feel that development should occur in a contiguous pattern, as public services are improved and the needed urban services are made available. Staff strongly discourages leap-frogging development in this area. The issue is that the community wants the low density policy, under two units per acre and staff is recommending maintaining the original policy which is two to four units per acre. The bordering land in Williamson and Rutherford Counties is developing at approximately three units per acre.

Mr. Manier stated he would be a little concerned about staff's position because that is a big area and to encourage intense policy on that much area may call for suburban sprawl.

Chairman Smith stated that the land on the other side of the county lines is developing at around the same rate.

Mr. Harbison moved and Mr. Bodenhamer seconded the motion, which carried unanimously, to approve the following resolution:

Resolution No. 97-266

BE IT RESOLVED by the Metropolitan Planning Commission that it hereby adopts Residential Low-Medium (RLM) density policy for Area 3 of the Subarea 12 Plan: 1996 Update that lies south of Mill Creek, west of Turkey Creek to the Williamson County and Rutherford County lines with the provision that development should occur in a contiguous pattern to promote the efficient delivery of public facilities and services.

Chairman Smith stated area 2B was not in the plan as presented by staff but was suggested to the Commission by Mr. David Coode. This area was an area that the Commission had disapproved, as contrary to the General Plan, it went through Council and then there was a lawsuit.

Mr. Harbison stated he felt the Commission had no choice but to disapprove that previous proposal because of the way the subarea plan was written, unless, the applicant wanted to approach it as an amendment.

Councilmember Stewart Clifton left at this point in the agenda at 5:30 p.m.

Mr. David Coode and Mr. Bob Murphy presented the Commission with information regarding how regional activities and the transportation network could function in the particular area of Bell Road and Blue Hole Road.

Due to a loss of a quorum Area 2B was deferred until the April 3, 1997, meeting

5. Interim Report on Economic Development Functional Plan.

Amy Pierce stated that since June staff has been working on an Economic Development Functional Plan to be adopted as part of *The General Plan* by the MPC. Enclosed in the mail-out was a brief description of the process used to generate the plan, the participants, and the preliminary recommendations of the plan.

When staff began the process, we defined a set of purposes, which were agreed upon by the advisory committee, for preparing the plan. We came up with four main purposes:

1. To establish explicit goals and objectives which the MPC can reference in making land use and Capital Budgeting decisions.
2. To provide an inventory of the Nashville area economy.
3. To identify and quantify the linkages between Nashville and Davidson County's economy and that of the region as a whole.
4. To create and maintain a compendium of economic data on the region for use by Metro government and the local business community.

The next thing we did was to come up with a definition of what exactly we meant when we were talking about economic development.

Local economic development involves much more than developing land and creating jobs and revenue. It's ultimate goal is not to build this project or attract that company; rather the goal of economic development lies in improving the living standards and quality of life of the residents of an area. As such, economic development is really a process, not an end product. It is a long-term approach to building community capacity. It involves many different things: infrastructure, employment training, business retention, the identification of new markets, the development of alternative industries, and the transfer of knowledge. Economic development seeks to create higher incomes, more or better jobs, more productive enterprises, a stronger tax base, and the opportunity to alleviate poverty. Moreover, successful economic development initiatives will be derived from and build on a locality's inherent strengths.

Working from those purposes and that definition, we laid out all the areas that we felt we needed to look at and understand to be able to address the economic situation that Nashville and the region is currently in.

- We briefly looked at the historical evolution of Nashville's economy and how we got where we are today.
- Then we looked at the demographics of the area. We considered population growth, both historical and what we expect in the future. We looked at households and housing issues (stock, affordability, availability). We looked at commuting patterns and how they might change in the future. We assessed the available labor force and made projections about its future growth.
- Next we got more involved with the economic base of the region. We did a sector by sector analysis for each county in the MSA to assess which ones are contributing to the economic health of the county and how that has changed over time.
- Then we did a land use availability study in which we identified all parcels that are zoned for commercial use in the county, and of those, which are currently vacant.

- We also tried to look into some workforce development issues. And we looked the at business environment and some small business opportunities and resources available in Nashville.

We held meetings with the advisory committee that covered each of these topics. Staff tried to identify issues that they thought were important and needed to be discussed. From those discussion came our recommendations. A copy of them were included in your mail-out. There were seven main goals and under those several recommendations to achieving those goals.

1. Maintain Nashville region as the business, political, and cultural center of Tennessee.

- Support the orderly growth of both business and population in Davidson County in accordance with the adopted land use policies of *The General Plan*.
- Recognize the importance of maintaining and enhancing the tax base of Davidson County, including property taxes, sales taxes, and business taxes, to provide funds for capital facilities and city services for existing and future populations.
- Strive to increase communication among government, businesses, major institutions and other entities that may provide economic opportunities, in order to: (a) enhance Metro's understanding of business issues that may impact employment growth and business competitiveness; (b) enhance the business community's understanding of public policy goals; and (c) help promote more partnerships between government and business to achieve the goals of this plan.
- Strive to improve coordination of information and services among government offices which affect the viability of business in Davidson County.
- Consider ways to reduce or streamline the regulations and processes affecting land development, consistent with the goals and policies of *The General Plan*.
- Compile an inventory of all existing office and industrial parks. Where possible, also compile an inventory of sites available for office and/or industrial development.
- Periodically analyze available economic information to understand Davidson County's economic base and the regional economy in order to review and adjust as needed Davidson County's economic development goals and policies.
- Support efforts of neighboring counties in economic development and business attraction.

2. Focus resources on infrastructure that the city needs to support itself and its businesses.

- Strive through efforts with other public jurisdictions to address the problems of site assembly, infrastructure inadequacies, and traffic congestion which inhibits goods movement.
- Seek to coordinate, where appropriate, government investment in utilities, transportation, and other public facilities with business, employment, and economic development opportunities.
- Work towards developing plans for a mass transit system, including commuter rail and light-rail, that will serve the region in the future. Incorporate these services with the existing inner-city bus service, commuter bus service, and the landport.
- Consider the possibility of creating a Metro supported office park that would operate similar to the Cockrill Bend property currently owned and run by Metro.

3. Strive to maintain the economic health and importance of downtown as the economic center of the region.

- Create a positive image for downtown.
- Encourage relocating businesses to consider a downtown location.
- Support private sector initiatives to improve downtown.
- Consider the importance of tourism in the health of the downtown core.
- Support the development of residential opportunities in the downtown core.
- Work to implement objectives of the Church Street Master Plan prepared for MDHA.
- Ensure that the new development adjacent to the Nashville Arena and Franklin Street Corridor does not directly compete with the high-rise, downtown office core.
- Consider incentives, in addition to tax increment financing, to encourage the construction of more skyscrapers in the downtown core.

4. Encourage the redevelopment of brownfield sites.

- Compile and maintain an inventory of brownfield sites in Davidson County.
- Encourage potential developers to consider brownfield as well as greenfield sites.
- Demonstrate the often advantageous locations of brownfield sites.
- Provide incentives for the redevelopment of brownfield sites.
- Issue tax exempt facility industrial revenue bonds to finance cleanup actions.
- Identify federal or other grant sources that might fund cleanup actions.

5. Develop a discretionary infrastructure improvement fund to use in business retention and attraction efforts.

- This fund would be included in the Mayor's budget and administered by the Mayor's Office of Economic Development.
- The purpose of the fund would be to keep development costs in Davidson County competitive with those of the surrounding counties. The fund would allow Metro to respond quickly to economic development opportunities.

6. Support local employment and workforce development efforts.

- Work with the Metro Public Schools to improve the quality of public education and increase the likelihood that all young people will complete high school having achieved the basic competency needed to continue their education and/or to enter the workforce.
- Support the collaboration of business, labor, and educational institutions that has formed to implement the State's School-to-Career system. The competency-based education and training program is targeted to the needs of local business.
- Support the efforts of the Nashville Career Advancement Center, the local delivery arm of the state Department of Labor for workforce initiatives, formerly known as METRA.
- Support efforts of local non-profit institutions involved in workforce development.
- Improve the information flow about job opportunities and available labor between The Career Advancement Center, the Tennessee Department of Human Services, the Tennessee Department of Employment Security and the private sector. Capitalize on Nashville's developing sports, cultural, entertainment, and hospitality industries by identifying job opportunities and working with these agencies to link potential employees and Families First graduates with a training program to prepare them for jobs in these industries.
- Encourage the development of ongoing training programs for people currently employed so they may improve the skills they use in their current jobs or expand their skills into new areas.

7. Maintain the image of Nashville as an entrepreneurial hot spot.

- Foster a positive entrepreneurial environment for business incubation and small business growth.
- Promote close working relationships between Nashville's financial institutions and its business community.
- Support institutions in the region that provide small business advice and services.
- Where appropriate, promote the development of new initiatives and innovative programs to lower the cost of borrowing or to assist small business growth.

We had our last advisory committee meeting last week. We're going to spend the next couple months getting the document together and are looking to get it adopted sometime in May.

3. Proposed Zoning Maps.

Chairman Smith stated the Commission had received requests to defer this matter from the Bellevue Chamber, Councilmember Lineweaver and one from Senator Henry. He said this should be passed on to Council and the public hearing should also be at Council.

Mr. Browning stated the zoning maps are already being reviewed by the Council (staff has had meetings with over twenty Councilmembers on their districts), and further stated the council probably is looking for a planning oriented technical recommendation from the Commission. Therefore, it would be appropriate to have the public hearing on the maps as council in May, and not before the commission. Staff is prepared to present the maps to the Commission for their recommendation on April 3, 1997.

7. Legislative Update.

This item was deferred.

PLATS PROCESSED ADMINISTRATIVELY

March 6, 1997 through March 19, 1997

97S-034U	METROCENTER, Section 16, Lot 37V, First Revision Revises owners certificate.
97S-055G	BRADFORD 2000 (PUD boundary Plat, Revision) Revises book and page number.
97S-060G	HUNTERS RIDGE, Section 1 Plats one deeded lot.
96S-067G	DOUGLAS B. KAYS SUBDIVISION, Resubdivision of Lots 1 and 2 Minor revision to interior lot line between two platted commercial lots.
97S-086G	MORGAN ESTATES, Seciton 3, Lot 30, Revised Revision to septic field location.

ADJOURNMENT:

There being no further business, upon motion made, seconded and passed, the meeting adjourned at 6:10 p.m.

Chairman

Secretary

Minute approval:
This 3rd day of April, 1997